ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any Prior to Release conditions (if listed) *must* be completed.

N O T I C E O F D E C I S I O N

Springbank Cottage Child Care Ltd. (Deacon Anderson)

Tuesday, November 25, 2025

Roll: 04734022

RE: Development Permit #PRDP20254617
Lot 16, Plan 9612362, SW-34-24-03-05; (16 COMMERCIAL DRIVE)

The Development Permit application for Care Facility (Child) (existing building), tenancy for a daycare has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That Care Facility (Child) (existing building), may operate on the subject site in general accordance with the submitted Site Plan and application as amended, including:
    i. Fenced play area approximately 446.00 sq. m. (4,800.70 sq. ft.) in area;
    ii. Installation of a fence with a maximum height of 2.00 m (6.56 ft.) in height; and
    iii. Tenancy for *Springbank Cottage Child Care Ltd.*

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan that includes the location of the fenced playground area in accordance with Section 95 and 100 of the *Land Use Bylaw C-8000-2020* (LUB).
3. That prior to release of this permit, the Applicant/Owner shall submit fencing details to the satisfaction of the County in accordance with Section 266 – 269 of the LUB.
4. That prior to release of this permit, the Applicant/Owner shall provide payment of the Transportation Off-Site Levy in accordance with *Transportation Off-Site Levy Bylaw C-8007-2020*, for the parking area(s), driveway access, all structures (buildings), playground and storage areas of the development. The base levy is $4,595.00 per gross acre. Special Area 4 levy is $9,247 per gross acre.

Permanent:

5. That if the prior to release conditions have not been met by **MAY 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
6. That all conditions of the County's Development file 2000-DP-9072 shall remain in effect unless otherwise conditioned within this approval.
7. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a Prior to Release or Occupancy Condition or as approved under 2000-DP-9072, shall be implemented and adhered to in perpetuity.
8. That any business-related signage shall require a separate Development Permit application, prior to installation on site, unless otherwise approved under this Development Permit.
9. That no off-site parking is permitted within the County's Road Right of Way at any time.

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10. That there shall be no overnight stays related to the Care Facility (Child) at any time.
11. That the children for the Care Facility (Child) shall be under the age of 13 years at all times.
12. That the maximum operational capacity of the Care Facility (Child) shall not exceed 130 children at any one time, or in accordance with Provincial licensing requirements.
13. That the site shall be maintained in a neat and orderly fashion at all times.

Advisory:

- That a Building Permit and applicable sub-trade permits shall be obtained, through Building Services, using the appropriate checklist, prior to business tenancy or any construction taking place for the Change of Use*. The Development shall conform to the current National Energy Code.*
- That no business-related signage is permitted on the County's road right-of-way.
- That the Applicant/Owner shall adhere to any registered instruments on the subject lands, including any requirements.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* & *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023].*
- That any future change in tenants will be required to apply for a New Business Tenant (No Change of Use) or a Change of Use (Land or Existing Building) Development Permit prior to tenancy.
- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County's *Municipal Addressing Bylaw* (Bylaw C-7562-2016), for any principal commercial uses located on the subject site, to facilitate accurate emergency response. The municipal address for the site is *16 COMMERCIAL DRIVE*.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
    - That the Applicant/Owner shall obtain any required Provincial Alberta Health Services approvals;
    - That the operation shall adhere to any Provincial requirements under the *Early Learning and Child Care Act*, *February 1, 2021*, as amended;
    - That all Provincial licensing shall be obtained, prior to business operation;
    - That the Applicant/Owner shall obtain a Roadside Development Permit from Transportation and Economic Corridors for the development.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, December 16, 2025**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to release. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the County's Subdivision and Development Appeal Board.

Regards,



Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca

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